

The Planning Commission for the City of Junction City met on Wednesday, May 20, 2015 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

PRESENT WERE: Planning Commissioners, Jason Thiesfeld (Chair), Jack Sumner (Vice Chair), James Hukill, Stuart Holderby, Jeff Haag, and Sandra Dunn; City Planner, Jordan Cogburn and; Planning Secretary, Tere Andrews; **ABSENT:** Planning Commissioner Ken Wells and Alternate Kevin Cross

I. OPEN MEETING AND REVIEW AGENDA

Chair Thiesfeld opened the meeting at 6:30 pm and led the Pledge of Allegiance.

II. PUBLIC COMMENT (FOR ITEMS NOT ALREADY ON THE AGENDA)

There was none.

III. APPROVAL OF MINUTES

• **APRIL 15 2015**

Motion: Commissioner Sumner made a motion to approve the April 15, 2015 minutes as written. Commissioner Dunn seconded the motion.

Vote: Passed by a vote of 6:0:0. Chair Thiesfeld, Commissioners Dunn, Hukill, Haag, Sumner, and Holderby voted in favor.

IV. PLANNING COMMISSION REVIEW AND POSSIBLE DECISION: MP-15-01, GAMBEE

Planner Cogburn reviewed the staff report. The proposed partition would divide one lot into three. The applicant met all criteria set forth in Title 16 of the Junction City Municipal Code. Public Works commented the panhandle access would not meet access standards. Prairie Road was a collector which would not allow access points located as close together as proposed. Planner Cogburn suggested a joint access easement with the three (3) parcels next door.

Motion: Commissioner Holderby made a motion to approve the proposed preliminary plat file #MP-15-01, as modified by the Planning Commission, requiring a joint access easement with the properties to the south. Commissioner Hukill seconded the motion.

Vote: Passed by a vote of 6:0:0. Chair Thiesfeld, Commissioners Dunn, Hukill, Haag, Sumner, and Holderby voted in favor.

V. PUBLIC HEARING: PROPOSED PLANNED UNIT DEVELOPMENT AND CONDITIONAL USE PERMIT (PUD-14-01 & CUP-15-01)

Chair Thiesfeld reopened the public hearing for the Planned Unit Development and Conditional Use Permit, File #'s PUD-14-01 and CUP-15-01 and asked if any Commissioner had a bias, ex parte contact or conflict of interest to declare.

Commissioner Sumner declared he visited the site weekly. He declared his ability to make an impartial decision.

Chair Thiesfeld asked Mr. Bob Brink, Oaklea Enterprises, owner of the subject property if he and the applicant, Hayden Homes had come to an agreement.

Mr. Brink, 1210 Rose Street, Junction City Oregon, responded they had, so long as nothing came out of left field during the hearing.

The revised plan showed the pocket park within Phase 3 which was part of the Hayden Homes' Rolling Meadows subdivision.

Commissioner Holderby asked if the open space was donated to a non-profit, as the property owner hoped how that would affect a trail system.

Planner Cogburn said the applicant suggested a public access easement. He added, in regard to the alignment of W 10th Avenue, staff had not received confirmation of an agreement between the applicant and either of the property owners to the north.

Commissioner Sumner asked about the proposed $\frac{3}{4}$ width street for W 10th Avenue of Oaklea Drive.

Planner Cogburn responded Public Works had indicated it would need to be a full width street.

Commissioner Sumner said without agreements with the property owners to the north, W 6th Avenue would be the only access.

Planner Cogburn agreed. Staff would caution the agreements be made Conditions of Approval or put in place prior to final approval.

Testimony

Chair Thiesfeld asked if there was anyone who wished to offer testimony.

Mr. Steve Miller, Hayden Homes, 2464 SW Glacier Place, Suite 110, Redmond Oregon said Hayden Homes' preference was to use W 10th Avenue and to work with the property owners to the north to acquire the 10-feet of right-of-way needed from each for a full width street. He spoke with Mr. Davis (one of the

property owners to the north) and they were in agreement. Formalization of the agreements would be reflected on the plat. In the event W 10th Avenue did not work out, an alternate plan was to extend W 8th Avenue as the access point. They suggested a condition of approval be included that required Hayden homes work through issues with the property owners to the north to obtain an agreement.

The 14 acres of wetland/open space referenced in the revised narrative was a typo, the area was still 18.5 acres. The property owner preferred to donate the land to the city. There were tax advantages to donation. The dedication could not happen until development occurred in the vicinity of the wetland area which would be in phases 5, 6 and 7. They were willing to provide a recorded document stating they would donate/dedicate the 18.5 acre wetlands as open space.

The pocket park location was centrally located and could serve people across Oaklea Drive as well.

Commissioner Haag would like to see W 10th Avenue as a full width street. He was interested in Lane County's opinion.

Commissioner Holderby felt there should be a condition of approval that required the applicant work out agreements with the property owners to the north to accommodate a full width W 10th Avenue.

Commissioner Haag asked if the City was interested in owning the 18.5-acres of open space (wetlands).

Planner Cogburn could not speak to that. He was aware the city had some interest in the property as open space.

Commissioner Sumner asked what the difference between dedication and donation from the City perspective.

Commissioner Haag said the property would be the City's responsibility.

Mr. Bill DiMarco, 1790 Rose Street, Junction City Oregon added the open space would be part of a string of trails. If there were different entities managing portions of the trail system it could get complicated. He felt it would be best for one (1) entity to own the entire system.

Commissioner Holderby added because it was wetlands use of the property was very limited.

Planner Cogburn noted the proposed trial system was just outside the delineated wetland area.

Mr. Brink was in agreement with the pocket park location. He added, in regard to the wetland discussion, in order to use the wetlands, creation of three (3) acres of wetland elsewhere for each acre on the subject site was required. They would like to give the wetland to Junction City.

Commissioner Haag said it was a natural buffer between the proposed subdivision and the ponds.

Mr. Brink was in agreement with the W 10th/Oaklea intersection as proposed.

Chair Thiesfeld asked if anyone else wished to testify.

Mr. Dan Ingram, Lane County Transportation 3040 N Delta Highway, Eugene Oregon said should the access point be moved to W 8th Avenue, he would have to re-review the County's conditions. The County could not support an intersection at W 10th Ave and Oaklea Drive that was not aligned. Their preference would be a W 10th/Oaklea intersection as opposed to W 8th Avenue. Other concerns of the county could be addressed through a Facilities Permit.

Mr. Brink asked should the improvements be the same as the subdivision to the north.

Mr. Ingram said the conditions for that subdivision required the sidewalk during the next phase which had yet to be built.

Commissioners voiced agreement sidewalks were important as the shoulders of the road were narrow along Oaklea Drive at W 10th Avenue.

Ms Diane Myers asked if W 6th Avenue went through to the new development, would it be as wide as it was on the east side of Oaklea Drive.

Mr. Miller responded the right of way width would be the same until W 6th Avenue reached the subdivision, and then it would narrow.

Ms Myer voiced concern about the increased traffic. Sidewalks would increase pedestrians crossing Oaklea Drive and possibly at inappropriate points, creating unsafe crossings.

Mr. Ingram said the County thinking was that there should at least be sidewalk, ramp and curbs. The ramps would be at corners of W 10th and W 6th Avenue on

the east side of Oaklea Drive to encourage crossing Oaklea at the designated locations.

Mr. Miller responded to comments regarding the open space. They were in agreement with the alignment of W 10th Avenue & Oaklea Drive. He proposed, as assurance to the Planning Commission, with the platting of Phase 3, they either donate or dedicate the wetlands to the city or another entity. With public access easement across it and that it would remain an open space.

Commissioner Holderby asked about the time line for platting of the three phases.

Mr. Miller responded they would begin with phase 1 to see how quickly homes sold.

Commissioner Sumner asked about the zone of benefit fees.

Planner Cogburn said the conditions of approvals required payment of the zone of benefit fee upfront.

Commissioner Holderby asked if Hayden would consider dedication of the open space at the platting of phase 2.

Mr. Miller said that would be up to the property owner. However, Hayden was confident, the market and sales would be positive.

Chair Thiesfeld asked about the timeline for dedication of the open space.

Planner Cogburn said a discussion could be started with the City Council regarding the dedication of the open space to the city. The applicant would need to come back to the Planning Commission for final plat of the subdivision.

Mr. Miller asked what would happen if the City Council decided they did not want the land. He asked that the dedication occur at the time of platting Phase 3 rather than at final approval of the PUD.

Planner Cogburn responded the dedication could be at platting of Phase 3.

Mr. Brink said they were comfortable with language that required the dedication/donation or caused to be dedicated/donation no later than the platting of Phase 3.

Chair Thiesfeld closed the public hearing.

Planner Cogburn asked if the Commission was comfortable with the conditions as proposed in the Final Order with the modification of the dedication/donation of the 18.5-acre wetland area at platting of Phase 3.

Motion: Commissioner Haag made a motion to approve the Conditional Use Permit and Planned Unit Development applications with conditions to the proposal based on to the proposed Final Order. Changes *(The applicant shall dedicate or donate to the City, or cause to be dedicated or donated to the City, by instrument approved by the City, the proposed 18.5 acre open space tract no later than preliminary Plat Approval for Phase III).*

Commissioner Holderby seconded the motion.

Vote: Passed by a vote of 6:0:0. Chair Thiesfeld, Commissioners Dunn, Hukill, Haag, Sumner, and Holderby voted in favor.

VI. SUB-14-01, ROLLING MEADOWS

Planner Cogburn said the applicant was requesting approval of the preliminary subdivision plan for the first three phases of the proposed Rolling Meadows subdivision. Much of the details had been reviewed and discussed during the public hearing for the Planned Unit Development (PUD-14-01) and Conditional Use Permit (CUP-15-01).

All streets were proposed to be dedicated to the City. They were proposed to be built to Public Works Standards. To met requirements of the Fire District a pedestrian access tract mid-block along Alderdale to connect to Oaklea Drive for fire access was proposed. The cul-de-sac lengths were well within their bounds. They proposed a sight and sound obscuring fence along Oaklea Drive. No panhandle or butt lots were proposed. He offered to answer any questions regarding the Conditions of Approval.

Commissioner Haag asked about the additional lots on the revised plan.

Planner Cogburn replied the additional lots were part of the PUD density bonus previously approved by the Planning Commission through the preliminary PUD.

Commissioner Sumner asked why the lots alternated between 50-foot and 62-foot lot widths.

Mr. Miller responded block length played a part in the design. The wider lots allowed for a larger product (home).

Mr. Ingram commented the cross-section of Oaklea Drive was incorrect. He was working with their engineer but would like to see that as a Condition of Approval.

Planner Cogburn replied it was included as a Condition of Approval. He added the revised plat addressed the issue.

Mr. Mark Cross, Rhine-Cross, 112 North 5th Street, Klamath Falls Oregon responded a corrected cross-section had been recently submitted to Lane County. One of the Conditions of Approval required that turnarounds be required on all stub streets. They requested that temporary turnarounds be required if required by the Fire Code. The Fire Code required a turnaround if a stub street was more than 150-feet. A short stub street served as a turnaround.

Planner Cogburn responded it was included with the Conditions of Approval because it was a requirement under JCMC 16.05.010(B)(2). If the Fire District was ok with and had sufficient turnaround, staff could understand the applicant was meeting the particular intent of the Code section.

Chair Thiesfeld asked if the Commission wished to offer a motion.

Motion: Commissioner Sumner made a motion to approve with conditions the Preliminary Subdivision Plan (SUB-14-01) as presented in the proposed Final Order. Commissioner Dunn seconded the motion.

Vote: Passed by a vote of 6:0:0. Chair Thiesfeld, Commissioners Dunn, Hukill, Haag, Sumner, and Holderby voted in favor.

Mr. Miller asked if an expedited review of the final subdivision plat would be possible.

Chair Thiesfeld suggested staff check calendar availability and noticing requirements and schedule a meeting at the earliest possible date.

VII. PLANNING ACTIVITY REPORT

Planner Cogburn reviewed the Planning Activity report with the Commission.

VIII. COMMISSIONER COMMENTS

Commissioner Haag asked after Alternate Cross.

Commissioner Sumner complimented Planner Cogburn on his work.

Commissioner Haag asked if, now that the west end of W 6th Avenue was city maintained, could sidewalks be installed.

Planner Cogburn responded discussions were taking place regarding traffic calming measures along W 6th Avenue.

VIII. ADJOURNMENT

Motion: Commissioner Hukill made a motion to adjourn the meeting. Commissioner Sumner seconded the motion.

Vote: Passed by a vote of 6:0:0. Chair Thiesfeld, Commissioners Dunn, Hukill, Haag, Sumner, and Holderby voted in favor.

The meeting adjourned at 8:40 p.m.

The next regularly scheduled Planning Commission meeting would be Wednesday June 17, 2015 at 6:30 p.m.

Respectfully Submitted,

Tere Andrews, Planning Secretary

Jason Thiesfeld, Planning Commission Chair